

Fill in this information to identify the case:

Debtor name **BNG Group, LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF VIRGINIA**

Case number (if known) **25-10463**

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☒ *Amended Schedule **A/B, G, and H***
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **April 10, 2025**

X /s/ Angela Shortall

Signature of individual signing on behalf of debtor

Angela Shortall

Printed name

Chief Restructuring Officer

Position or relationship to debtor

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Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. **Real property:**

Copy line 88 from *Schedule A/B*..... \$ **8,300,000.00**

1b. **Total personal property:**

Copy line 91A from *Schedule A/B*..... \$ **249,445.26**

1c. **Total of all property:**

Copy line 92 from *Schedule A/B*..... \$ **8,549,445.26**

Part 2: Summary of Liabilities

2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ **7,963,500.00**

3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. **Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ **0.00**

3b. **Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ **546,952.36**

4. **Total liabilities**
Lines 2 + 3a + 3b

\$ **8,510,452.36**

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Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. **Operating account at Atlantic Union****Bank****Checking****6442****\$57,990.26**

Reserve account at Atlantic Union Bank (Note that prior to March 6, 2025, the account had a balance of \$175,766.09. On or about March 6, 2025, the account was drawn down to \$0.00. The Debtor has opened an investigation with Atlantic Union Bank.)

3.2.

Bank.)**Checking****8041****\$0.00**

4. Other cash equivalents (Identify all)

Certified check from Dr. Leila Kump for a non-refundable deposit for the purchase of the Debtor's real property and improvements located at 2 Pidgeon Hill Drive, Sterling, Virginia

4.1.

\$100,000.00

5. Total of Part 1.

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$157,990.26

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- ☐ No. Go to Part 3.

Debtor **BNG Group, LLC** Case number (If known) **25-10463**
Name

☒ Yes Fill in the information below.

7. **Deposits, including security deposits and utility deposits**
Description, including name of holder of deposit

7.1. **Dominion Energy deposit** **\$28,754.00**

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**
Description, including name of holder of prepayment

8.1. **Retainer paid by the Debtor to Angela Shortall as Chief Restructuring Officer (CRO)** **\$5,000.00**

8.2. **Retainer paid by the Debtor to Hirschler Fleischer as legal counsel to Angela Shortall, Chief Restructuring Officer (CRO)** **\$10,000.00**

8.3. **Retainer paid by the Debtor to GlassRatner Advisory & Capital Group, LLC dba B. Riley Advisory Services as financial advisor to the Debtor** **\$20,000.00**

8.4. **Retainer paid by the Debtor to Hirschler Fleischer as bankruptcy counsel** **\$25,000.00**

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$88,754.00

Part 3: Accounts receivable

10. **Does the debtor have any accounts receivable?**

☐ No. Go to Part 4.

☒ Yes Fill in the information below.

11. **Accounts receivable**

11a. 90 days old or less: **7,800.00** - **7,800.00** = **\$0.00**
face amount doubtful or uncollectible accounts

11a. 90 days old or less: **84,717.00** - **84,717.00** = **\$0.00**
face amount doubtful or uncollectible accounts

11b. Over 90 days old: **1,282,787.57** - **1,282,787.57** = **\$0.00**
face amount doubtful or uncollectible accounts

11b. Over 90 days old: **43,300.00** - **43,300.00** = **\$0.00**
face amount doubtful or uncollectible accounts

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$0.00

Debtor **BNG Group, LLC**
Name

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Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☐ No. Go to Part 8.
☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture Conference room furniture	\$0.00		\$500.00
40.	Office fixtures Miscellaneous fixtures	\$0.00		\$200.00
41.	Office equipment, including all computer equipment and communication systems equipment and software Copier, printer, laptop (older models)	\$0.00		\$1.00

42. **Collectibles** *Examples:* Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. **Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

\$701.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

- ☒ No
☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Debtor **BNG Group, LLC**
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Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☐ No. Go to Part 9.
☒ Yes Fill in the information below.

	General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47.	Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
48.	Watercraft, trailers, motors, and related accessories <i>Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels</i>			
49.	Aircraft and accessories			
50.	Other machinery, fixtures, and equipment (excluding farm machinery and equipment)			
	Nine portable air conditioning units	\$0.00		\$1,800.00
	Miscellaneous construction materials (doors, lightbulbs, etc.)	\$0.00		\$200.00

51. **Total of Part 8.**

Add lines 47 through 50. Copy the total to line 87.

\$2,000.00

52. **Is a depreciation schedule available for any of the property listed in Part 8?**

- ☒ No
☐ Yes

53. **Has any of the property listed in Part 8 been appraised by a professional within the last year?**

- ☒ No
☐ Yes

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

	Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1.	Office building located at 2 Pidgeon Hill Drive, Sterling, Virginia 20165	Fee simple	\$0.00		\$8,300,000.00

Debtor **BNG Group, LLC**
Name

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56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$8,300,000.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

☒ No

☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

☒ No

☐ Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

☒ No. Go to Part 11.

☐ Yes Fill in the information below.

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☒ No. Go to Part 12.

☐ Yes Fill in the information below.

Debtor **BNG Group, LLC**
Name

Case number (If known) **25-10463**

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$157,990.26	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$88,754.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$701.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$2,000.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$8,300,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$249,445.26	+ 91b. \$8,300,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$8,549,445.26

BNG Group, LLC
Schedule A/B
Question No. 11: Accounts Receivable
As of: 3/10/2025

Suite	Tenant	Current	Total A/R	<90 days	>90 days	Collectible
		Monthly Rent				
1st FL, 240, 260	ARIA	\$28,239.00	\$1,367,504.57	\$84,717.00	\$1,282,787.57	\$0.00 FN 1
	410 Care Angels	\$2,600.00	\$51,100.00	\$7,800.00	\$43,300.00	\$0.00 FN 2
		<u>\$30,839.00</u>	<u>\$1,418,604.57</u>	<u>\$92,517.00</u>	<u>\$1,326,087.57</u>	

Footnotes

1 Does not include late charges. May be subject to offsets.
Will be wrapped into new lease if ARIA is sold to Dr. Kump
pursuant to a pending sale agreement in the Skin Logic
chapter 11 proceeding

2 Does not include late charges.

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Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B). *Property*

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest

Purchase Agreement for real property and improvements located at 2 Pidgeon Hill Drive, Sterling Virginia

State the term remaining

List the contract number of any government contract

**ABH Holding, LLC
47435 Courtney Lane
Sterling, VA 20165**

2.2. State what the contract or lease is for and the nature of the debtor's interest

Commercial lease

State the term remaining

List the contract number of any government contract

**Alternative Wellness Clinic
2 Pidgeon Hill Drive
Suite 280
Sterling, VA 20165**

2.3. State what the contract or lease is for and the nature of the debtor's interest

Commercial lease

State the term remaining

List the contract number of any government contract

**Amanda Rose Esthetic
2 Pidgeon Hill Drive
Suite 490
Sterling, VA 20165**

2.4. State what the contract or lease is for and the nature of the debtor's interest

Commercial lease

State the term remaining

List the contract number of any government contract

**Care Angels
2 Pidgeon Hill Drive
Suite 410
Sterling, VA 20165**

Debtor 1 **BNG Group, LLC**

First Name

Middle Name

Last Name

Case number (if known) **25-10463**

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

- 2.5. State what the contract or lease is for and the nature of the debtor's interest **Preventive Maintenance Agreement**

State the term remaining

List the contract number of any government contract

**Century Elevator
6801 Marlboro Pike
Forestville, MD 20747**

- 2.6. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**Clinical Diagnostic Lab
2 Pidgeon Hill Drive
Suite 150
Sterling, VA 20165**

- 2.7. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**Coleman Primary Care/Loudoun
2 Pidgeon Hill Drive
Suite 400
Sterling, VA 20165**

- 2.8. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**Countryside Counseling Center
2 Pidgeon Hill Drive
Suite 450
Sterling, VA 20165**

- 2.9. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**Edward D. Jones & Co.
2 Pidgeon Hill Drive
Suite 500
Sterling, VA 20165**

Debtor 1 **BNG Group, LLC**

First Name

Middle Name

Last Name

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Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.10. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**Farmer's Insurance
2 Pidgeon Hill Drive
Suite 430
Sterling, VA 20165**

2.11. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**Hi-Pointe Care Solution
2 Pidgeon Hill Drive
Suite 540
Sterling, VA 20165**

2.12. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**Home/Work Solutions
2 Pidgeon Hill Drive
Suite 300
Sterling, VA 20165**

2.13. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**Lashes to Lavish
2 Pidgeon Hill Drive
Suite 560
Sterling, VA 20165**

2.14. State what the contract or lease is for and the nature of the debtor's interest **Exclusive Agency Agreement**

State the term remaining

List the contract number of any government contract

**Legat Commercial Real Estate
21351 Gentry Drive
Suite 230
Sterling, VA 20166**

Debtor 1 **BNG Group, LLC**

First Name

Middle Name

Last Name

Case number (if known) **25-10463**

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.15. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**Northern VA Dental Clinic
2 Pidgeon Hill Drive
Suite 230
Sterling, VA 20165**

2.16. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**OPL Services, Inc.
2 Pidgeon Hill Drive
Suite 550
Sterling, VA 20165**

2.17. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**Skin Logic, LLC/AIRA
2 Pidgeon Hill Drive
Suite 100
Sterling, VA 20165**

2.18. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**South Atlantic Hearing
2 Pidgeon Hill Drive
Suite 140
Sterling, VA 20165**

2.19. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**Sterling Dental Center
2 Pidgeon Hill Drive
Suite 370
Sterling, VA 20165**

Debtor 1 **BNG Group, LLC** Case number (if known) **25-10463**
First Name Middle Name Last Name

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.20. State what the contract or lease is for and the nature of the debtor's interest **Commercial lease**

State the term remaining

List the contract number of any government contract

**Stockman Title & Escrow
2 Pidgeon Hill Drive
Suite 530
Sterling, VA 20165**

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Official Form 206H
Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name

Mailing Address

Name

Check all schedules that apply:

2.1 SkinLogic

c/o Steve Metz, Trustee
7501 Wisconsin Ave, Ste 1000W
Bethesda, MD 20814

American Express

☐ D _____
☒ E/F **3.3**
☐ G _____

2.2 Valeria Gunkova

c/o Don King, Ch. 7 Trustee
1775 Wiehle Ave, Ste 400
Reston, VA 20190

2 Pidgeon Hill, LLC
and

☒ D **2.1**
☐ E/F _____
☐ G _____

2.3 Valeria Gunkova

c/o Don King, Ch. 7 Trustee
1775 Wiehle Ave, Ste 400
Reston, VA 20190

American Express

☐ D _____
☒ E/F **3.3**
☐ G _____

2.4 Valeria Gunkova

c/o Don King, Ch. 7 Trustee
1775 Wiehle Ave, Ste 400
Reston, VA 20190

American Express

☐ D _____
☒ E/F **3.5**
☐ G _____

Debtor **BNG Group, LLC**

Case number (if known) **25-10463**

Additional Page to List More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

2.5 **Valeria Gunkova** c/o Don King, Ch. 7 Trustee
1775 Wiehle Ave, Ste 400
Reston, VA 20190

American Express

☐ D _____

☒ E/F **3.4**

☐ G _____